

1 BILL NO. R-87-09-08

2 DECLARATORY RESOLUTION NO. R-61-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3404 Conestoga
Drive, Fort Wayne, Indiana 46808.
(Fort Wayne Foundry Corporation -
Machining Division, Petitioner).

7 WHEREAS, Petitioner has duly filed its petition dated
8 August 27, 1987, to have the following described property
9 designated and declared an "Economic Revitalization Area" under
10 Division 6, Article II, Chapter 2 of the Municipal Code of the
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
12 12.1, to-wit:

13 Part of Section 28, Township
14 31 North, Range 12 East, Allen
County, Indiana, more particu-
15 larly described as follows:

16 Commencing at the Southeast corner
17 of the West half of the Southeast
Quarter of Section 28, Township
18 31 North, Range 12 East, Allen
County, Indiana; thence West
19 along the South line of the W1/2
of the SE1/4 of Sec. 28-31-12,
20 and the South line of the E1/2
of the SW1/4 of Sec. 28-31-12,
a distance of 1475.0 feet; thence
21 North with a deflection angle
to the right of 89 degr. 54 min.
22 20 sec. and parallel to the East
line of the W1/2 of the SE1/4
23 of Sec. 28-31-12, a distance
of 701.45 feet; thence East with
24 a deflection angle to the right
of 89 degr. 45 min. 20 sec. and
25 parallel to the South line of
Centennial Industrial Park Section
26 III, as recorded in the plat
thereof in the Office of the
Recorder of Allen County, Indiana,
27 a distance of 155.0 feet to the
point of beginning; thence North
28 with a deflection angle to the
left of 89 degr. 45 min. 20 sec.
29 and parallel to the East line
of the W1/2 of the SE1/4 of Sec.
30 28-31-12, a distance of 392.8
feet; thence East with a deflection
31 angle to the right of 89 degr.
45 min. 20 sec. parallel to the
32 South line of Centennial Industrial

1 Page Two

2 Park, Section III, a distance
3 of 520.0 feet; thence South with
4 a deflection angle to the right
5 of 90 degr. 14 min. 40 sec. and
6 parallel to the East line of
7 the W1/2 of the SE1/4 of Sec.
8 28-31-12, a distance of 392.8
9 feet; thence West with a deflection
10 angle to the right of 89 degr.
11 45 min. 20 sec. parallel to the
12 South line of Centennial Industrial
Park, Section III, a distance
of 520.0 feet to the point of
beginning, containing 4.689 acres;

The above-described real estate
has been preliminarily platted
as Lot Number 47, Centennial
Industrial Park, Section VI,
an Addition to the City of Fort
Wayne;

13 said property more commonly known as 3404 Conestoga Drive, Fort
14 Wayne, Indiana 46808;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

Page Three

commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";


(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

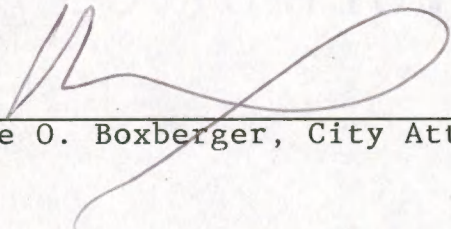
SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of personal property.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Speaker seconded by _____, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-8-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-61-87 on the 8th day of September, 1987.

ATTEST:

Sandra E. Kennedy

(SEAL)

Mark E. GiaQuinta
PRESIDING OFFICER

SANDRA E. KENNEDY, CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of September, 1987, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of September, 1987, at the hour of 9:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Recd.
8/27/87

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- ☐ Real Estate Improvements
- ☒ Personal Property (New Manufacturing Equipment)
- ☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: FORT WAYNE FOUNDRY CORPORATION - MACHINING DIVISION

Address of Applicant's Principle Place of Business:

3404 CONESTOGA DRIVE
FORT WAYNE, IN. 46808

Phone Number of Applicant: (219) 483-1155

Street Address of Property Seeking Designation:

3404 CONESTOGA DRIVE
FORT WAYNE, INDIANA 46808

S.I.C. Code of Substantial User of Property: 3599

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	<u> </u>
Is the project site within a platted industrial park?	<u>X</u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u> </u>
Will the project have ready access to City Sewer?	<u>X</u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
MACHINING AND SHIPMENT OF ALUMINUM CASTINGS

D. Real Estate Abatement: N/A

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land	_____
Improvements	_____
Total	_____

What was amount of Total Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

Cost of Improvements: \$ _____

Development Time Frame:

When will physical aspects of improvements begin? _____

When is completion expected? _____

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$3,240

What was amount of Personal Property Taxes owed during the immediate past year? NONE for year 19 .
Give a brief description of new manufacturing equipment to be installed at the project site.

2 COMPLETE MACHINE LINES USED TO MACHINE AUTOMOBILE ENGINE MANIFOLDS.

Cost of New Manufacturing Equipment? \$ 2,500,000

Development Time Frame:

When will installation begin of new manufacturing equipment? JANUARY 1988

When is installation expected to be completed? MARCH 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 5

How many permanent jobs will be created as a result of this project?
15

Anticipated time frame for reaching employment level stated above?
MARCH 1988

What is the nature of those jobs?

MACHINE OPERATORS, ENGINEERS, AND CLERICAL AND MANAGERIAL STAFF

ADDITIONAL SALARIES IN A 12 MONTH PERIOD - \$200,000

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THE PROPERTY ON WHICH THE PROJECT WILL BE LOCATED IS A FAIRLY RECENT ADDITION
TO AN EXISTING INDUSTRIAL PARK.

In what Township is project site located? WASHINGTON

In what Taxing District is project site located? FORT WAYNE - WASHINGTON

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

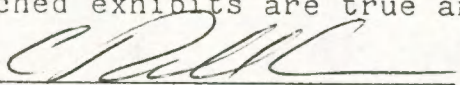
DOUGLAS W. COOPER

4910 LIMA ROAD

FORT WAYNE, INDIANA 46808

Phone Number of Contact Person (219) 483-1171

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.



Signature of Applicant
C. RICHARD COLE
VICE PRESIDENT AND TREASURER

8-27-87

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

EXHIBIT "A"

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the W1/2 of the SE1/4 of Sec. 28-31-12, and the South line of the E1/2 of the SW1/4 of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres.

The above-described real estate has been preliminarily platted as Lot Number 47, Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne.

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Fort Wayne Foundry Corp. - Machining Division

Site Location: 3404 Conestoga Drive
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Machining and shipment of aluminum castings

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>x</u>
Urban Enterprise Zone	<u> </u>	<u>x</u>
Redevelopment Area	<u>x</u>	<u> </u>
Platted Industrial Park	<u>x</u>	<u> </u>
Flood Plain	<u> </u>	<u>x</u>

Description of Project:

Addition of two (2) complete machine lines used to machine engine
manifolds

Type of Tax Abatement: Real Property Manufacturing Equipment x

Estimated Project Cost: \$ 2,500,000 Permanent Jobs Created: 15

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. x Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 5 year(s).

Comments:

Staff
Date

Michael D. Bach
8/28/87

Director
Date

T. W. ...
8/29/87

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an

"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property

commonly known as 3404 Conestoga Drive, Fort Wayne, Indiana 46808.

(Fort Wayne Foundry Corporation - Machining Division, Petitioner).

07-87-05-08

EFFECT OF PASSAGE Two (2) machine lines used to machine automobile

engine manifolds will be added to presently existing equipment,

which will create additional jobs .

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,500,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-09-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) A DECLARATORY RESOLUTION

DESIGNATING AN "ECONOMIC REVITALIZATION AREA" UNDER I.C. 6-1.1-12.1
FOR PROPERTY COMMONLY KNOWN AS 3404 CONESTOGA DRIVE, FORT WAYNE,
INDIANA 46808. (FORT WAYNE FOUNDRY CORPORATION - MACHINING DEVISION,
PETITIONER).

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

NO

[Handwritten signature]

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CONCURRED IN 9-8-87

SANDRA E. KENNEDY
CITY CLERK